



Bracken Lea

Drakes Broughton | Worcestershire

Johnsons
PROPERTY CONSULTANTS



For indicative purposes only.

An exquisite character home in a desirable village setting.

Timeless appeal



Bracken Lea, Stonebow Road,
Drakes Broughton, Pershore, WR10 2AS

Situated on an enviable corner plot within the sought-after village of Drakes Broughton, this distinctive four-bedroom detached home blends period charm with modern comforts. From its timber-clad façade to its inviting interiors, every aspect of this home has been thoughtfully designed to create a warm and elegant atmosphere.

With a wealth of character features, including exposed timber beams, attractive panelling, and a stunning fireplace, this home exudes timeless appeal. Offering generous living spaces, a private courtyard garden, and excellent parking facilities, this property perfectly balances comfort, style, and practicality.



4



2



1,645 sq ft



01386 761515



sales@johnsons-property.co.uk



johnsons-property.co.uk





Charm and practicality

Ground Floor

The home welcomes you with a striking timber-detailed entrance hall. The sitting room is a true highlight, flooded with natural light from the bay window extension.

Fitted with extensive cabinetry, integrated cooker and hob, and built-in dishwasher, the open-plan kitchen offers style and functionality. A freestanding breakfast bar overlooks the rear courtyard, providing a spot for morning coffee or casual dining. Meanwhile, the utility area and cloakroom add practicality.

First Floor

The master suite features built-in wardrobes and en-suite shower room. The three additional double bedrooms provide flexibility for family, guests, or home office space. These bedrooms are served by the refurbished bathroom.

A boarded loft with easy staircase access provides generous storage space.

Outside

A low-maintenance paved rear courtyard offers a tranquil retreat, with charming planted borders adding splashes of greenery. The front lawn adds to the home's outstanding kerb appeal.

A generous driveway, including a carport, offers off-road parking for at least four vehicles. Additionally, the garage/workshop offers a highly versatile space for storage and hobbies.



Well-connected retreat

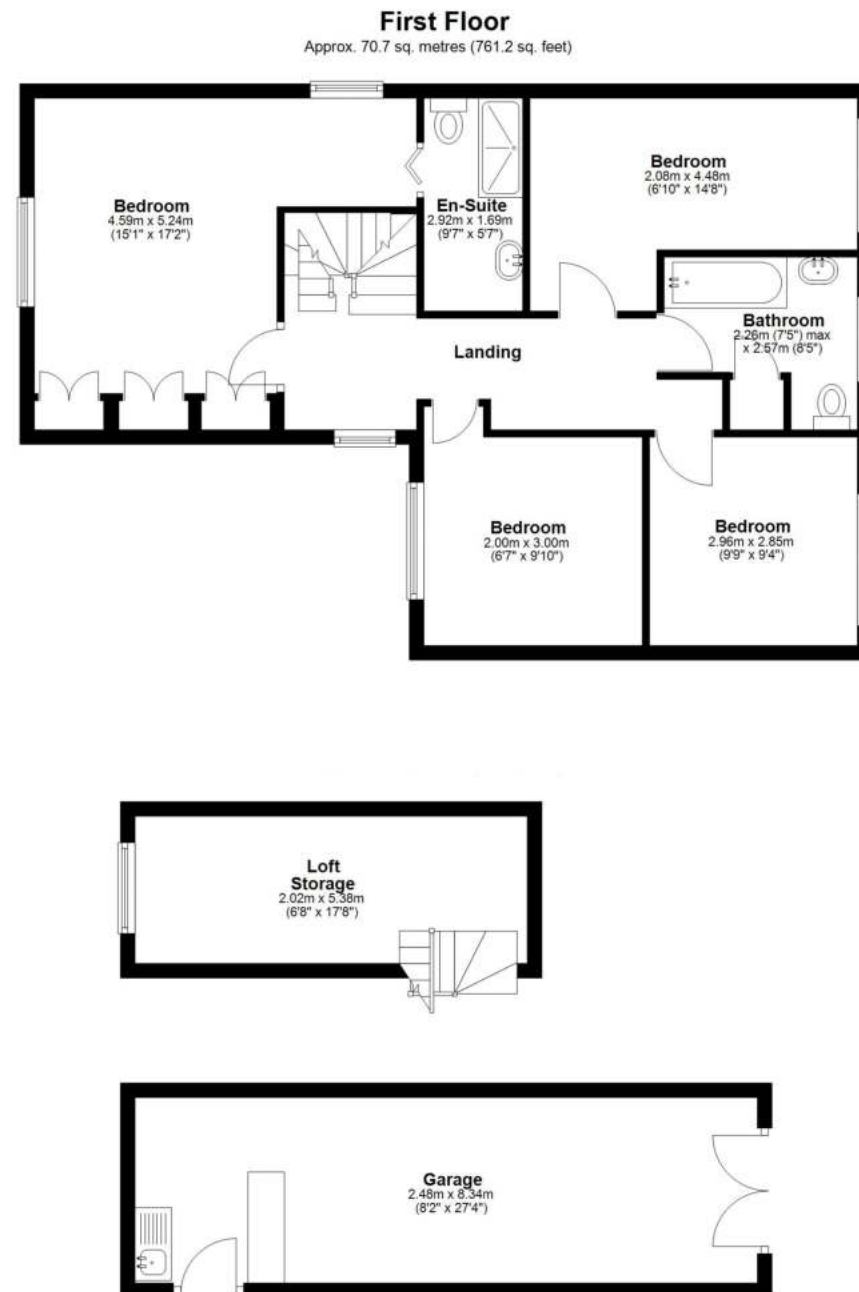
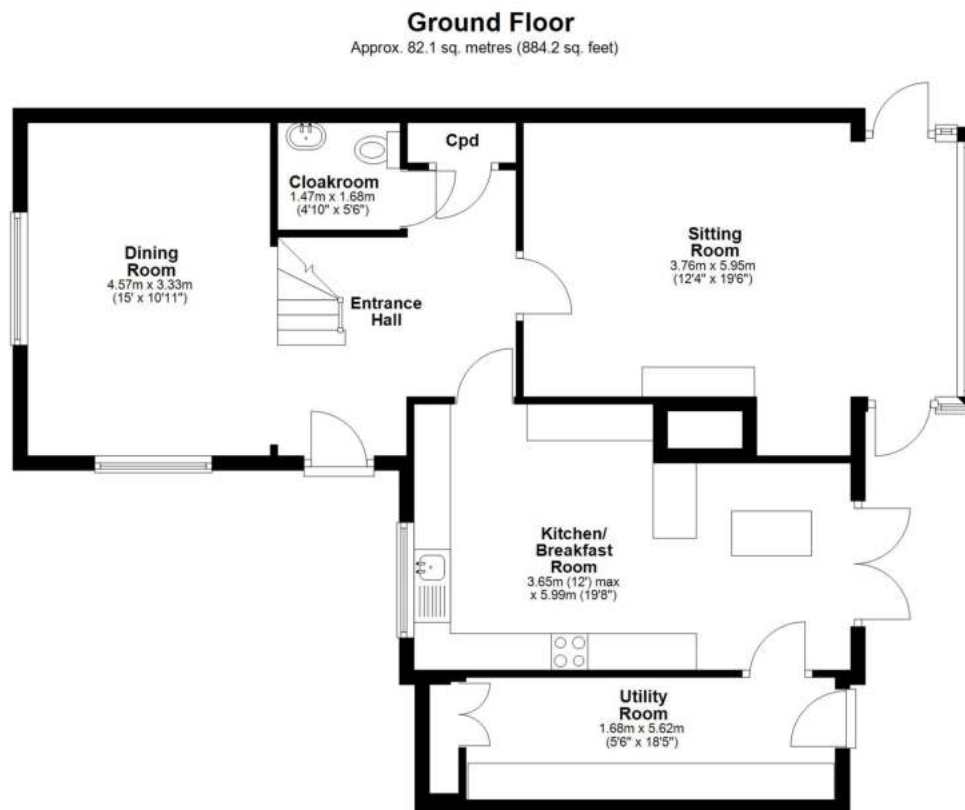
Situation

Nestled in the picturesque Worcestershire village of Drakes Broughton, this home enjoys an enviable balance of rural tranquillity and modern convenience.

The village boasts a strong sense of community, with a primary school, pub, shops, and a village hall hosting regular events. Nearby Pershore offers charming independent shops and cafés.

For those who appreciate the great outdoors, the surrounding countryside offers scenic walking and cycling routes. Commuters will find excellent transport links, with easy access to the M5 motorway and Worcestershire Parkway railway station.





Total area: approx. 152.9 sq. metres (1645.4 sq. feet)

Services

The property is assumed to have mains services connected or within close proximity, although interested parties are advised to make their own investigations to confirm availability. The services, including plumbing, heating, and electrical systems, have not been tested by the selling agents, and no warranties or guarantees are provided regarding their condition or functionality.

Broadband: Ultra-fast 1800Mbps *

Tenure

The property is being sold with freehold tenure, offering the buyer full ownership of both the house and its land.

Method of Sale

The property is being sold by private treaty, inviting offers directly from interested parties.

Local Authority

The property is located within the jurisdiction of Wychavon District Council and is placed in Council Tax Band D.

Listing

The property is not listed.

We endeavour to make the sales details accurate, if there is any matter that is particularly important to you, please check with us prior to travelling any distance to view the property. Johnsons are unable to comment on the state of repair or condition of the property or confirm that any services equipment or appliances are in satisfactory working order. Reference to tenure is based upon information supplied by the seller(s). Fixtures and fittings not included. Johnsons Property Consultants reserve the right to earn a referral fee from third party providers, if instructed.

Energy Efficiency

The current owner has fitted bespoke secondary glazing throughout the property, since the Energy Performance Certificate was completed, improving the energy efficiency.

Plans and Boundaries

Planning and boundary details are available upon request, and potential buyers are encouraged to make enquiries with Wychavon District Council for further information regarding future developments or land use.

Directions

Take the B4084 (Pershore Road) from Evesham. Continue through Pershore. At Drakes Broughton, turn right onto Stonebow Road. The property is situated on the right, at the corner of Stonebow Road and Shrubbery Road.

Viewings

Viewings are available by appointment only through the sole selling agent, Johnsons Property Consultants.

To arrange your viewing appointment, please contact our friendly sales team.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

Selling?



Scan for an instant market report on your home.



Travel Distances

Pershore - 2.9 miles Worcester - 7.3 miles
Evesham - 9.2 miles



Nearest Stations

Worcestershire Parkway - 3.3 miles
Pershore - 2 miles



Nearest Airports

Birmingham Airport - 37.4 miles
London Heathrow - 100 miles



Steve Anderson
Residential Sales Consultant
(01386) 761515
steve.anderson@johnsons-property.co.uk

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